

085.0

0004

0018.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

862,500 / 862,500

USE VALUE:

862,500 / 862,500

ASSESSED:

862,500 / 862,500



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		WEST COURT TERR, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: CAVANAGH EMMET	
Owner 2: ABBOTT ELIZABETH	
Owner 3:	

Street 1: 16 WEST COURT TERR
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02474 Type:

PREVIOUS OWNER
Owner 1: SARAN-BRUNNER BARBARA -
Owner 2: -

Street 1: 16 WEST COURT TERR
Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y

Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains 4,268 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Vinyl Exterior and 1890 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 1 Level
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl % Infl 2 % Infl 3 % Appraised Alt % Spec J Fact Use Value Notes
Code Fact Price/Units Type Type Factor Value Price Adj Neigh Infl Mod Infl 1 % Infl 2 % Infl 3 % Value Class % Land Code
101 One Family 4268 Sq. Ft. Site 0 70. 1.28 6

## IN PROCESS APPRAISAL SUMMARY

Legal Description									User Acct
									53658
Entered Lot Size									GIS Ref
Total Land:									GIS Ref
Land Unit Type:									Insp Date
11/26/08									
USER DEFINED									
Prior Id # 1: 53658									
Prior Id # 2:									
Prior Id # 3:									
PRINT									
Date Time									
12/10/20 21:37:58									
LAST REV									
Date Time									
03/09/20 10:42:19									
danam									
Prior Id # 3:									
ASR Map:									
Fact Dist:									
Reval Dist:									
Year:									
LandReason:									
BldReason:									
CivilDistrict:									
Ratio:									

## PREVIOUS ASSESSMENT

Parcel ID								
085.0-0004-0018.0								
16936!								
PRINT								
Date Time								
12/10/20 21:37:58								
LAST REV								
Date Time								
03/09/20 10:42:19								
danam								
Prior Id # 1:								
6936								

## SALES INFORMATION

TAX DISTRICT									PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
SARAN-BRUNNER B	71565-117		8/31/2018		892,500	No	No				
OSTROWSKI ERIC	49916-369		8/8/2007		545,000	No	No				
MILLS CHRISTOPH	35469-261		5/15/2002		420,000	No	No				
O'CONNOR JOHN F	27347-241		5/30/1997		240,000	No	No	Y			

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
12/19/2019	2044	Heat App	9,800	C					6/20/2012	Info Fm Prmt	BR	B Rossignol
5/7/2012	581	Addition	128,000						12/3/2008	MLS	MM	Mary M
6/18/2008	671	Manual	1,100	C		G9	GR FY09	new french door	11/26/2008	Meas/Inspect	336	PATRIOT
7/8/2002	521	Re-Roof	4,500	C					8/15/2002	MLS	MM	Mary M
									1/13/2000	Measured	276	PATRIOT
									8/7/1993		PC	PHIL C

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 15 - Old Style				Full Bath: 1	Rating: Good			PDAS.									
Sty Ht: 2 - 2 Story				A Bath: 1	Rating: Very Good												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 2 - Conc. Block				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath: 1	Rating: Good												
Prime Wall: 4 - Vinyl				A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid Desc: Line 1 # Units: 1									
Color: BEIGE				A Kits:	Rating:												
View / Desir:				Frl:	Rating:												
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:												
Grade: C+ - Average (+)				<b>CONDOS INFORMATION</b>													
Year Blt: 1926	Eff Yr Blt:			Location:													
Alt LUC:	Alt %:			Total Units:													
Jurisdict: G13	Fact: .			Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6 %			Exterior:		No Unit	RMS	BRS	FL				
Prim Int Wall: 2 - Plaster				Functional:				Interior:		1	9	3	M				
Sec Int Wall:		%		Economic:				Additions:									
Partition: T - Typical				Special:				Kitchen:									
Prim Floors: 3 - Hardwood				Override:				Baths:									
Sec Floors:		%		Total:	4.6 %			Plumbing:									
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				Electric:									
Subfloor:				Basic \$ / SQ: 130.00				Heating:									
Bsmnt Gar: 1				Size Adj.: 1.20570254				General:									
Electric: 3 - Typical				Const Adj.: 0.98990101													
Insulation: 2 - Typical				Adj \$ / SQ: 155.158													
Int vs Ext: S				Other Features: 106500													
Heat Fuel: 2 - Gas				Grade Factor: 1.10													
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC:		LUC Factor: 1.00													
Solar HW: NO		Central Vac: NO		Adj Total: 501964													
% Com Wall		% Sprinkled:		Depreciation: 23090													
				Depreciated Total: 478874													
<b>MOBILE HOME</b>				WtAv\$/SQ:		AvRate:		Ind.Val:									
Make:		Model:															
<b>SPEC FEATURES/YARD ITEMS</b>				Serial #:				Year:		Color:							
<b>PARCEL ID</b> 085.0-0004-0018.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N Total Yard Items: Total Special Features: Total:																	